# \$645,000 - 7 Fielding Drive Se, Calgary

MLS® #A2225308

## \$645,000

3 Bedroom, 2.00 Bathroom, 1,072 sqft Residential on 0.13 Acres

Fairview, Calgary, Alberta

Welcome to this well-maintained home in the sought-after community of Fairview. Ideally located just minutes from Heritage C-Train Station, Heritage Hill Shopping Centre, London Drugs Plaza, and several schools and amenities, this home offers both convenience and comfort. Inside, you'll find recently updated flooring on the main level, and a cozy wood-burning fireplace in the living room.. The spacious kitchen provides plenty of cupboard and counter space, and the upper level features three generously sized bedrooms, and bathroom. The fully finished basement adds even more living space with a large additional bedroom, a walk-in closet, and a second bathroom â€" ideal for guests, extended family, or a private office setup. Situated on a 58-foot wide lot, the backyard offers tons of outdoor space and potential. A covered rear entry, high-efficiency furnace, newer hot water tank, and asphalt shingle roof add to the home's value and peace of mind. Don't miss this opportunity to own in one of Calgary's most connected and family-friendly neighborhoods.







Built in 1959

#### **Essential Information**

MLS® # A2225308 Price \$645,000

Bedrooms 3

Bathrooms 2.00 Full Baths 2

Square Footage 1,072 Acres 0.13 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 7 Fielding Drive Se

Subdivision Fairview
City Calgary
County Calgary
Province Alberta
Postal Code T2H 1H2

#### **Amenities**

Parking Spaces 3

Parking Off Street, Parking Pad

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Mantle, Raised Hearth, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 127

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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